

A. REPORT TO THE HEARING EXAMINER

HEARING DATE: May 17, 2016

Project Name: 168 Development

Owner: Zhao Su & Ying Wei, 4908 S. Thistle St, Seattle, WA 98118

Applicant: Steve Wu, 8822 NE 128th St, Bothell, WA 98011

Contact: Kevin Su, 4908 S. Thistle St, Apt. A, Seattle, WA 98118

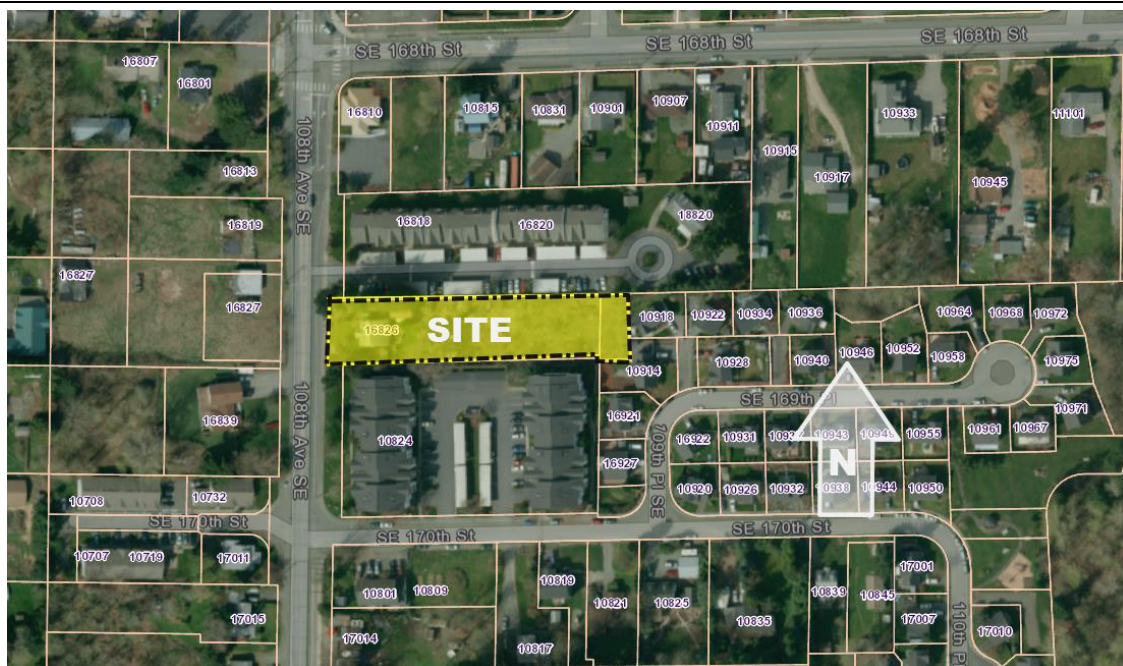
File Number: LUA15-000745, ECF, SHPL-A, SA-A, R, MOD, MOD

Project Manager: Clark H. Close, Senior Planner

Project Summary: The applicant is requesting approval of a rezone, SEPA Environmental Review, 4-lot short plat, site plan review, and two street modifications. The site is roughly 32,681 square foot (0.75 acres) and would be for the future development of three (3) new multi-family townhomes. The existing single-family home would be retained in-place along 108th Ave SE. The site is located at 16826 108th Ave SE (APN's 2923059038 and 8637100440) within the Residential-14 (R-14) and Residential-10 (R-10) zoning districts. The requested rezone of the 3,571 SF lot would rezone the parcel from R-10 to R-14. The proposed residential lots range in size from 4,125 SF to 9,269 SF in area with an average lot size of 6,180 SF. The site would also contain a common area tract and a shared driveway tract. The residential density is 11.7 dwelling units per net acre. Access to the site would be from a single shared driveway access along the south property line from 108th Ave SE. The applicant is also requesting a modification from street improvements to retain the existing half-street frontage improvements along 108th Ave SE and a road modification to allow a shared driveway in excess of 200 feet.

Project Location: 16826 108th Ave SE, Renton, WA 98055

Site Area: 0.75 acres



Project Location Map

B. EXHIBITS:

- Exhibit 1: Report to the Hearing Examiner Staff and Staff Recommendation (dated May 17, 2016)
- Exhibit 2: Rezone Vicinity Map
- Exhibit 3: Rezone Aerial Map
- Exhibit 4: Existing Rezone Zoning Map
- Exhibit 5: Proposed Rezone Zoning Map from R-10 to R-14
- Exhibit 6: Threshold I Plat, Recording Certificate 9303231164
- Exhibit 7: Quit Claim Deed 199310151908
- Exhibit 8: Site Plan (C-2.00)
- Exhibit 9: Short Subdivision Plat Plan
- Exhibit 10: Topography Map
- Exhibit 11: Roadway Profile Plan (C-4.00)
- Exhibit 12: Grading Elevations and Plan (C-5.00)
- Exhibit 13: Block Wall Cross Section (C-5.01)
- Exhibit 14: Drainage Plan (C-6.00)
- Exhibit 15: Vault Cross Sections (C-6.01)
- Exhibit 16: Vault Cross Sections (C-6.02)
- Exhibit 17: Conceptual Utility Plan (C-11)
- Exhibit 18: Tree Retention / Land Clearing Plan (L1)
- Exhibit 19: Conceptual Landscape Plan (L2)
- Exhibit 20: Geotechnical Engineering Study prepared by Liu & Associates, Inc. (dated June 20, 2015)
- Exhibit 21: Technical Information Report prepared by Tandem Engineering Consultants (dated August 2015)
- Exhibit 22: Arborist Report prepared by Joshua Hopkins, PLA (dated October 7, 2015)
- Exhibit 23: Construction Mitigation Description
- Exhibit 24: Renton School District Capacity
- Exhibit 25: Environmental Review Committee Report
- Exhibit 26: Environmental "SEPA" Determination, ERC Mitigation Measures and Notice
- Exhibit 27: Affidavit of posting and mailing
- Exhibit 28: CI-73 (Revised) Residential Building Height
- Exhibit 29: Advisory Notes to Applicant

C. GENERAL INFORMATION:

1. **Owner(s) of Record:** Zhao Su & Ying Wei, 4908 S. Thistle St, Seattle, WA 98118
2. **Zoning Classifications:** Residential-10 (R-10) to the Residential-14 (R-14)
3. **Comprehensive Plan Land Use Designation:** Residential High Density (RHD)
4. **Existing Site Use:** Single Family Residential
5. **Critical Areas:** None
6. **Neighborhood Characteristics:**
- a. **North:** Residential High Density (RHD) Comprehensive Plan Land Use Designation; Residential-10 DU/AC (R-10) zone
 - b. **East:** Residential High Density (RHD) Comprehensive Plan Land Use Designation; Residential-10 DU/AC (R-10) zone
 - c. **South:** Residential High Density (RHD) Comprehensive Plan Land Use Designation; Residential-10 DU/AC (R-10) zone and Residential-14 (R-14)
 - d. **West:** Residential High Density (RHD) Comprehensive Plan Land Use Designation; Residential-10 DU/AC (R-14) zone
6. **Site Area:** 0.75 acres

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Benson Hill Annexation	A-06-002	5327	03/01/2008
Threshold 1 Plat	N/A	N/A	03/19/1993

E. PUBLIC SERVICES:**1. Existing Utilities**

- a. Water: Water service is provided by Soos Creek Water and Sewer District. A water availability certificate from Soos Creek will need to be provided.
- b. Sewer: Sewer service is provided by Soos Creek Water and Sewer District. A sewer availability certificate from Soos Creek will need to be provided.
- c. Surface/Storm Water: Drainage from the western portion of the site, where the existing house is, generally flows southwest towards the public storm system along the eastern frontage of 108th Ave SE. Drainage along the eastern frontage of 108th Ave SE is intercepted by Type 1 catch basins and conveyed south by a 12" corrugated metal pipe storm drain. The COR Facility ID for the catch basin in the vicinity of the southwest corner of the site is 135648. Drainage from the remainder of the site flows south and southeast into the Heron Glen Condominiums where it is intercepted by a private storm drainage system for the complex. A small portion of the eastern edge of the site flows east to the lot of 10914 SE 169th Pl.

2. **Streets:** The site is bounded to the west by 108th Ave SE. 108th Ave SE is classified as a minor arterial. Per the King County Assessor's Map, the existing right-of-way for 108th Ave SE is approximately 60 feet.
3. **Fire Protection:** City of Renton Fire Department

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. **Chapter 2 Land Use Districts**
 - a. Section 4-2-020: Purpose and Intent of Zoning Districts
 - b. Section 4-2-060: Zoning Use Table – Uses Allowed in Zoning Designations
 - c. Section 4-2-110A: Residential Development Standards for Residential Zoning Designations
 - d. Section 4-2-115: Residential Design and Open Space Standards
2. **Chapter 3 Environmental Regulations**
 - a. Section 4-3-050: Critical Area Regulations
3. **Chapter 4 City-Wide Property Development Standards**
4. **Chapter 6 Streets and Utility Standards**
5. **Chapter 7 Subdivision Regulations**
 - a. Section 4-7-080: Detailed Procedures for Subdivision
 - b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
 - c. Section 4-7-150: Streets – General Requirements and Minimum Standards
 - d. Section 4-7-160: Residential Blocks – General Requirements and Minimum Standards
 - e. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards
6. **Chapter 9 Permits – Specific**
 - a. Section 4-9-180: Rezone Process
 - b. Section 4-9-250: Variances, Waivers, Modifications, and Alternates
7. **Chapter 11 Definitions**

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element

H. FINDINGS OF FACT (FOF):

1. The applicant is requesting a rezone, Environmental (SEPA) Review, a 4-lot short plat, site plan review, and two street modifications for the construction of six (6) new multi-family units.
2. The 32,681 square foot (0.75 acres) site is located 16826 108th Ave SE at consists of two (2) parcels (Parcel Numbers 2923059038 and 8637100440).
3. The project site is currently developed with a single family residence with associated out-buildings. The parcel also includes landscaped lawn areas surrounding the home and a paved driveway.
4. The existing single-family home would be retained in-place along 108th Ave SE.
5. The development would be comprised of three (3) multi-family townhomes and one single-family residence, resulting in a density of 11.7 dwelling units per net acre.

6. The Planning Division of the City of Renton accepted the above master application for review on October 9, 2015 and determined the application complete on March 15, 2016. The project complies with the 120-day review period.
7. The property is located within the Residential High Density (RHD) Comprehensive Plan land use designation, which is implemented by the R-10 and R-14 zones.
8. The site is located within the Residential-10 Dwelling Units per Net Acre (R-10) and the Residential-14 Dwelling Units per Net Acre (R-14) zoning classifications, the applicant has requested that the R-10 parcel be re-zoned to R-14 as a part of the proposed project. If approved the entire proposal would be developed under the R-14 zoning.
9. Surrounding uses include: Benson Estates Apartments abutting the property to the north (zoned R-10); existing single family residences to the west (zoned R-14) across 108th Ave SE; Heron Glen Condominiums to the south (zoned R-14); and existing single family residences to the east (zone R-10).
10. Access to the site would be provided via a shared driveway from 108th Ave SE running east/west along the south property line.
11. There are approximately 26 trees located on site of which the applicant is proposing to retain a total of five (5) trees.
12. The site is mapped with no critical areas.
13. Preliminary earthwork for the proposal includes approximately 2,715 cubic yards of cut material onsite and approximately 1,123 cubic yards of fill is proposed to be brought to the site.
14. The applicant is proposing to begin construction in May 2016 and end in February 2017.
15. Staff received no public comment letters.
16. No other public or agency comments were received.
17. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on April 18, 2016 the Environmental Review Committee issued a Determination of Non-Significance (DNS) for 168 Development (*Exhibit 26*). A 14-day appeal period commenced on April 22, 2016 and ended on May 6, 2016. No appeals of the threshold determination have been filed as of the date of this report.
18. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report (*Exhibit 29*).
19. **Comprehensive Plan Compliance:** The site is designated Residential High Density (RHD) on the City's Comprehensive Plan Map. The purpose of the RHD designation is to allow a variety of unit types, with continuity created through the application of design guidelines, the organization of roadways, sidewalks, public spaces, and the placement of community gathering places and civic amenities. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Policy L-2: Support compact urban development to improve health outcomes, support transit use, maximize land use efficiency, and maximize public investment in infrastructure and services.
✓	Goal L-H: Plan for high-quality residential growth that supports transit by providing urban densities, promotes efficient land utilization, promotes good health and

	physical activity, builds social connections, and creates stable neighborhoods by incorporating both built amenities and natural features.
✓	Goal L-I: Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> • Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.
✓	Policy L-17: Residential High Density – Designate land for Residential High Density (RHD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	Goal L-EE: Build neighborhoods that promote community resiliency through healthy lifestyles, active transportation, proximity to goods and services, access to local fresh food, environmental sustainability, and a feeling of community.
✓	Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	Policy L-51: Respond to specific site conditions such as topography, natural features, and solar access to encourage energy savings and recognize the unique features of the site through the design of subdivisions and new buildings.
✓	Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.
✓	Policy L-57: Complement the built environment with landscaping using native, naturalized, and ornamental plantings that are appropriate for the situation and circumstance and which provide for respite, recreation, and sun/shade.

20. **Consistency with Rezone Criteria:** The applicant is requesting a rezone for one (1) vacant single family residential lot from Residential-10 (R-10) to the Residential-14 (R-14) zoning designation (Exhibits 2-5). The 3,571 square foot (0.08 acre) parcel is located immediately east of 16826 108th Ave SE at parcel no. 863710-0440. Following the rezone, the applicant is proposing to subdivide this parcel and the parcel to the east (APN 2923059038) into four (4) lots with the existing single house to remain. The development would be comprised of three (3) multi-family townhomes and one single-family residence, resulting in a density of 11.7 dwelling units per net acre. The rezone property is located within the Residential High Density (RHD) Comprehensive Plan land use designation, which is implemented by the R-10 and R-14 zones. The proposal is compliant with the following rezone criteria if all conditions of approval are met:

Compliance	Rezone Criteria
✓	<p>The rezone is in the public interest: <i>The applicant contends that the area requested to be rezoned from R-10 to R-14 is relatively small (3,571 square feet) and would not have any significant or detrimental impacts on the neighborhood. The applicant contends that the proposed rezone serves the public interest inasmuch that it seeks to create urban densities, as allowed by the R-14 zoning designation, thereby fulfilling the City's Comprehensive Plan. The applicant also stated the rezone would add to the City tax rolls and provide additional home ownership opportunities within the City.</i></p> <p><i>Staff concurs that the rezone is in the public interest to allow the R-10 zoned parcel to</i></p>

	<p>develop together with the R-14 parcel through the rezone, short plat and site plan review process. The proposed rezone is compatible with the surrounding zoning in terms of proposed density and land uses (Exhibits 2-5, 23). The rezone would not increase the number of residential units allowed within the development, but would reallocate the residential density and unit types. The proposal would allow the applicant to retain the existing single family home along 108th Ave SE and allow attached dwellings within the interior lots.</p>
✓	<p>The rezone tends to further the preservation and enjoyment of any substantial property rights of the petitioner: <i>The subject parcel (APN 8637100440) was subject to claim of ownership by right of adverse possession by Roy M. Beaman and Harriet M. Beaman, husband and wife, following the recording of Threshold I Plat in 1993 (Recording Certificate 9303231164; Exhibit 6). Threshold Housing recorded Tract F and subsequently quit claimed the tract to the Beaman's (Recording Number 199310151908; Exhibit 7). Through the adverse possession law, this lot has been legally linked to 16826 108th Ave SE since 1993. This is the most likely reason why this lot (Tract 'F') appears to fit the landuse pattern and why the parcel was approved as a landlocked parcel under Threshold 1 subdivision.</i></p> <p><i>The applicant contends that the rezone would further the preservation and enjoyment of the property rights of the owner in that it would allow the flexibility to complete the development of both properties with a combined density of under 12 du/ac.</i></p> <p><i>Staff concurs, the rezone would further the preservation and enjoyment of the property rights of the property owner by allowing the landlocked parcel to develop under the same density and zoning as the majority or balance of the site. Tract F was clearly never intended to be associated with Threshold Housing's Plat or its associated zoning. The area within Tract F has been associated with the single family home along 108th Ave SE for more than two decades and the zoning should be reflected accordingly.</i></p>
✓	<p>The rezone is not materially detrimental to the public welfare of the properties of other persons located in the vicinity thereof: <i>The applicant contends that the proposed rezone and subsequent development of the site would be compatible with the development in the vicinity and the proposed use of townhomes would protect the existing neighborhood and conserve the residential nature of the adjacent properties. The applicant asserts that the proposed development, over both parcels, is far less intensive use of the site than what is currently allowed under the existing R-14 zoning.</i></p> <p><i>According to the applicant, the request would not substantially injure the value of adjoining property, or is public necessity. In addition, the applicant asserts that the residential design would complement the surrounding residential properties, and the size of the project would allow for the preservation of tree lines on the north portion of the site.</i></p> <p><i>Staff concurs that the land use allowed by the proposed rezone would not change and is within the character of the existing neighborhood – i.e. detached or attached dwelling units. Essentially, only lot size and setbacks for the building placement would be changed following the rezone and short plat. The allowed building height and design would not be affected. No negative impact can be reasonably expected from this proposed rezone.</i></p>

✓	<p>The proposed amendment meets the review criteria in RMC 4-9-020; and</p> <p>a. Is consistent with the policies set forth in the Comprehensive Plan; and</p> <p>b. At least one of the following circumstances applies:</p> <p>i. The property subject to rezone was not specifically considered at the time of the last area land use analysis and area zoning; or</p> <p>ii. Since the most recent land use analysis or the area zoning of the subject property, authorized public improvements, permitted private development or other circumstances affecting the subject property have undergone significant and material change.</p> <p><i>The site is designated Residential High Density (RHD) on the City's Comprehensive Plan Map. The proposal is consistent with multiple land use goals and policies of the Comprehensive Plan, including but not limited to providing infill development on vacant and underutilized land in established neighborhoods. See FOF 15, for additional goals and policies for the rezone. The Comprehensive Plan objectives would remain the same with or without the rezone as both zones are implemented under the same land use designation. If the rezone and short plat is approved, the applicant would first be allowed to retain the existing single family home on the R-14 zoned parcel and second be allowed to construct an attached dwelling unit on Lot 4. Through the proposed amendment, the effect upon the rate of growth, development and conversion of land would shift the density amongst the site by retaining a lower overall density closer to 108th Ave SE. Little to no impacts upon the rate of population and employment growth or general land values and housing costs would result from the rezone. In conclusion, the request supports the vision embodied in the Comprehensive Plan.</i></p> <p><i>While the subject property was not considered in the City's last area-wide rezone in 2015; the environmental impacts were recently reviewed as part of the site specific rezone request (Exhibit 25). The development of the smaller landlocked parcel was reviewed for short-term and long-term impacts in terms of access, improvements, environment, transportation, services, and overall compatibility with the other properties within the vicinity. Staff is supportive of a rezone from Residential-10 (R-10) to Residential-14 (R-14) under the current redevelopment proposal of both parcels together.</i></p>
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21. **Zoning Development Standard Compliance:** The site is classified Residential-10 (R-10) and Residential-14 (R-14) on the City's Zoning Map. The Residential-10 Zone (R-10) is established for high-density residential development that will provide a mix of residential styles including small lot detached dwellings or attached dwellings such as townhouses and small-scale flats. Development promoted in the zone is intended to increase opportunities for detached dwellings as a percent of the housing stock, as well as allow some small-scale attached housing choices and to create high-quality infill development that increases density while maintaining the single family character of the existing neighborhood. The zone serves as a transition to higher density multi-family zones. The purpose of the Residential-14 Zone (R-14) is to encourage development, and redevelopment, of residential neighborhoods that provide a mix of detached and attached dwelling structures organized and designed to combine characteristics of both typical single family and small-scale multi-family developments. Structure size is intended to be limited in terms of bulk and scale so that the various unit types allowed in the zone are compatible with one another and can be integrated together into a quality neighborhood. Project features are encouraged, such as yards for private use, common open spaces, and landscaped areas that enhance a neighborhood and foster a sense of community. Civic and limited commercial uses may be allowed

when they support the purpose of the designation. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-10 & R-14 Zone Develop Standards and Analysis (Note: R-10 zoning included for comparison purposes or if the rezone is denied)																												
Compliant if rezone is approved	<p>Density: The allowed base density range in the R-10 zone is a minimum of 5.0 to a maximum of 10.0 dwelling units per net acre. The allowed base density range in the R-14 zone is a minimum of 7.0 to a maximum of 14.0 dwelling units per net acre with opportunities for bonuses up to eighteen (18) dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment:</i> The applicant is requesting a rezone for one (1) vacant single family residential lot from Residential-10 (R-10) to the Residential-14 (R-14) zoning designation. The R-10 zoned parcel is 3,571 square foot (0.08 acre) and is located immediately east of 16826 108th Ave SE at parcel no. 863710-0440. With the addition of an attached dwelling unit to R-10 zoned parcel the density of the proposal exceeds the maximum net density allowed within the R-10 zoned parcel as part of a townhouse development project. The net density would be as follows: 1 lot / 0.082 acres = 12.2 du/ac. Without the approval of the requested rezone, the applicant would be limited to one (1) detached single family home within the R-10 parcel.</p> <p>After factoring in all density deductions (public streets, private access easements and critical areas), the project site has a <u>net</u> square footage of 25,961 square feet or 0.6 net acres. Specifically, the applicant is proposing 1,640 square feet of road for public right-of-way dedications and 5,060 square feet for private access easements, totaling 6,700 square feet (32,661 sf – 6,700 sf = 25,961 sf). The 4-lot / 7-unit proposal would arrive at a net density of 11.7 dwelling units per acre (7 du / 0.6 acres = 11.7 du/ac), which falls within the permitted density range for the R-14 zone.</p>																												
Compliant if rezone is approved	<p>Lot Dimensions: The minimum lot size permitted in the R-10 zone is 4,000 square feet for detached dwellings and there is no minimum lot size for attached dwellings. A minimum lot width of 40 feet is required (50 feet for corner lots) and a minimum lot depth of 70 feet is required.</p> <p>The minimum lot size permitted in the R-14 zone is 3,000 square feet for detached dwellings and there is no minimum lot size for attached dwellings. A minimum lot width of 30 feet is required (40 feet for corner lots) and a minimum lot depth of 60 feet is required.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1-4</p> <table><tr><th>Proposed Lot</th><th>Lot Size (sq. ft.)</th><th>Lot Width (feet)</th><th>Lot Depth (feet)</th></tr><tr><td>Lot 1</td><td>4,125</td><td>66.55</td><td>60.94</td></tr><tr><td>Lot 2</td><td>5,072</td><td>85.43</td><td>60.94</td></tr><tr><td>Lot 3</td><td>6,252</td><td>60.94</td><td>95.00</td></tr><tr><td>Lot 4</td><td>9,269</td><td>85.75</td><td>90.10</td></tr><tr><td>Common Area Tract</td><td>1,141</td><td>44.00</td><td>25.94</td></tr><tr><td>Access Tract</td><td>5,060</td><td>200.04</td><td>21.01</td></tr></table> <p><i>Staff Comment:</i> As demonstrated in the lot dimensions table, all lots meet the requirements for minimum lot size, width and depth of the R-14 zone if the rezone is approved (Exhibit 9).</p>	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Lot 1	4,125	66.55	60.94	Lot 2	5,072	85.43	60.94	Lot 3	6,252	60.94	95.00	Lot 4	9,269	85.75	90.10	Common Area Tract	1,141	44.00	25.94	Access Tract	5,060	200.04	21.01
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<p>Compliant if rezone is approved</p>	<p>Setbacks: The required setbacks in the R-10 zone are as follows: front yard is 20 feet except when all access is taken from an alley then 15 feet, side yard is 4 feet for unattached side(s) and 0 feet for attached side(s), side yard along the street 15 feet, and the rear yard is 15 feet.</p> <p>The required setbacks in the R-14 zone are as follows: front yard is 15 feet, side yard is 4 feet for unattached side(s) and 0 feet for attached side(s), side yard along the street 15 feet, and the rear yard is 10 feet.</p> <p><u>Staff Comment:</u> The existing single family home, proposed to be retained on Lot 1, would have the following approximate setbacks: 29.5-foot front yard, 4.5 foot and 26-foot side yard setbacks, and 5-foot rear yard setback. The proposed setbacks of the existing home would not be compliant with the setback requirements of the R-14 zone. The R-14 zone requires a 10-foot rear yard setback. A rear yard is defined as "The yard requirement opposite the front yard" per RMC 4-11-250. Therefore, the rear yard for Lot 1 would be considered as the distance between the back of the existing house and the shared lot line between Lots 1 and 2. If the rezone is approved, the applicant would be required to revise and resubmit a site plan that is compatible with the setbacks of the R-14 zone by complying with the required 10-foot rear yard setback requirement (Exhibit 8). The existing single family home could be relocated on Lot 1 or the proposed eastern property line (property line between Lots 1 and 2) must be shifted approximately 5 feet to the east. Staff recommends, as a condition of approval, that the applicant shall provide a minimum 10-foot rear yard setback between the existing home and the east property boundary line of Lot 1. A revised short plat plan shall be submitted to and approved by the City of Renton Project Manager prior to construction permit approval complying with RMC 4-2-110A.</p> <p>The setback requirements for the remainder of the proposed lots (Lots 2-4) would be verified at the time of building permit review. The proposed new multi-family lots appear to contain adequate area to provide all the required setback areas required under the R-14 zoning classification. However, there appears to be encroachments on the east side of the property not shown on the survey. A lot line adjustment with the adjacent properties would resolve the encroachments.</p>
<p>✓</p>	<p>Building Standards: The R-10 zone has a maximum building coverage of 55%, a maximum impervious surface coverage of 70%, and a maximum height of 2 stories with a wall plate height of 24 feet.</p> <p>The R-14 zone has a maximum building coverage of 65%, a maximum impervious surface coverage of 80%, and a maximum height of 3 stories with a wall plate height of 24 feet.</p> <p>Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height; common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface. Non-exempt vertical projections (e.g., decks, railings, etc.) shall not extend above the maximum wall plate height unless the projection is stepped back one-and-a-half (1.5) horizontal feet from each façade for each one (1) vertical foot above the maximum wall plate height.</p> <p><u>Staff Comment:</u> The existing single family home has a first floor building footprint area of approximately 1,020 square feet, which would comply with the R-14 maximum building coverage of 65% (1,020 sf / 4,125 sf = 24.7%). Building height (Exhibit 28), building coverage, and impervious surface coverage for the new</p>

	<i>attached residences would be verified at the time of building permit review.</i>
✓	<p>Maximum Number of Units per Building: In the R-10 zone, no more than four (4) units per building is allowed. In the R-14 zone, no more than six (6) units per building are permitted.</p> <p><i>Staff Comment:</i> The applicant is proposing a 4-lot short plat. The existing single family home is proposed to be retained on Lot 1 and each of the new lots (Lots 2-4) would be constructed with townhome units with a maximum of 2 units per lot. The proposed development complies with the maximum number of units per building.</p>
Compliant if condition of approval is met	<p>Landscaping: The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two (2) trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p><i>Staff Comment:</i> The applicant has submitted a conceptual landscape plan (Exhibit 19). No landscaping is proposed within the required 10-foot wide planting strip along the public street frontage (108th Ave SE). The applicant is proposing to plant 18 trees onsite. The conceptual landscape plan does not fully comply with the City's landscape regulations. For example, no trees are proposed within the required 10-foot onsite landscaping area along 108th Ave SE. Staff recommends, as a condition of approval, that the applicant shall provide a minimum of ten feet (10') of on-site landscaping along the public street frontage of 108th Ave SE. A final detailed landscape plan shall be submitted to and approved by the City of Renton Project Manager prior to construction permit approval complying with RMC 4-4-070.</p> <p><i>The landscaping plan proposes five (5) new conifers onsite, including Western Red Cedar and Douglas-fir at 2" caliper each. In addition to large evergreen trees, the applicant is proposing to plant 11 deciduous trees including 4 serviceberry, 3 paper birch, 2 katsura, and 2 eddies white wonder at 2" caliper each. No shrubs or ground cover was included in the plant schedule.</i></p>
Compliant if condition of approval is met	<p>Tree Retention: The City's adopted Tree Retention and Land Clearing Regulations require the retention of 20 percent (20%) of trees in residential development above the R-8 zone.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non-native trees.</p>

	<p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.</p> <p><i>Staff Comment: The Arborist Report identified 24 significant trees onsite with diameters at breast height (DBH) of six inches or greater and 15 significant trees immediately off-site. One (1) tree onsite and three (3) trees off-site were reported as Priority One Landmark Trees with DBH greater than or equal to 30" (Exhibit 22). Based on the proposed site plan, 19 of the Priority Two trees are proposed to be removed due to unavoidable impacts to root zones during grading operations for the proposed driveway, roadway, and retaining walls. Five (5) of the onsite trees and 13 of the off-site trees are proposed to be retained and protected during construction. Two (2) off-site trees would be adversely impacted by grading operations within the root zones in order to construct a retaining wall along the northern perimeter of the site and are recommended for removal by the Arborist (B11 and B12 – big-leaf maple trees). Of the potential 26 significant trees being impacted, a total of nine (9) were located within the proposed ROW. The net number of trees for this development was determined to be 17. The average size of the trunk at diameter at breast height (DBH) for the net healthy trees is 15 inches (15") with the largest tree, a western red cedar (32" DBH), located north of the existing single family residence on the north property line. After street and critical area deductions, and the minimum requirement to retain 20%, the applicant is proposing to retain five (5) of the potential 17 net trees or two (2) more than the required three (3) trees (Exhibit 18). The five (5) proposed trees to be retained exceeded the three (3) required number of retained trees so no replacement trees would be required. During construction, trees required to be retained (i.e., protected trees), would be required to erect and maintain a six-foot-high chain link temporary construction fence around the dripline of any tree to be retained.</i></p> <p><i>Due to the size and location of the stormwater vault, there is an identified impact to the off-site trees to the north of the stormwater/common area tract. All work proposed outside of the applicant's property would require a temporary construction easement be submitted to the City prior to any permits being issued. Staff recommends, as a condition of approval, that the applicant shall be required to obtain a temporary construction easement for all work conducted outside of the applicant's property. The temporary construction easement shall be submitted to the City prior to any permits being issued. If the adjacent property owners do not grant the applicant permission to remove the off-site trees, the project shall be redesigned to eliminate impacts on off-site trees. The project re-design to eliminate impacts on adjacent trees shall be verified by an arborist and reviewed for approval by the Current Planning Project Manager.</i></p>
	<p>Parking: Parking regulations require that a minimum of two (2) parking spaces be provided for each detached dwelling. Parking regulations require that a minimum and maximum of 1.6 spaces be provided per 3 bedroom or large dwelling unit; 1.4 spaces per 2 bedroom dwelling unit; and 1.0 space per 1 bedroom or studio dwelling</p>

<p>Compliant if condition of approval is met</p>	<p>unit.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><i>Staff Comment: Sufficient area exists, on each lot, to accommodate off-street parking for detached and attached dwelling structures. The existing single family home maintains a paved driveway along the northwest property line. As part of the short plat, the applicant would relocate access to Lot 1 from the north to the south shared driveway access. As a result of the proposed revision, the applicant would be required to relocate the driveway and parking area for Lot 1 to south part of the lot. Staff recommends, as a condition of approval, that Lot 1 remove the existing impervious driveway located at the northwest corner of the site and replace it with landscaping. Access to the existing single family home shall take access from the shared driveway tract and this shall be noted on the face of the short plat. The new driveway cut shall be identified on the construction permit application, for review and approval by the Current Planning Project Manager.</i></p> <p><i>Compliance with individual parking and driveway requirements for the townhome units would be reviewed at the time of building permit review. Joint use driveways should be encouraged when feasible and appropriate. Staff recommends, as a condition of approval, that each new multi-family lot shall be limited to one joint use driveway with a single curb cut. A final detailed site plan must be submitted to, and approved by, the City of Renton Project Manager prior to issuance of a construction permit.</i></p>
<p>✓</p>	<p>Fences and Retaining Walls: In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Except in the front yard and side yard along a street setback where the fence shall not exceed forty eight inches (48") in height.</p> <p>There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.</p> <p><i>Staff Comment: The site is situated on a gentle, southerly-declining, high plateau. According to the topographic survey plan of the site, the terrain generally slopes down to the south at grade varying from about five percent (5%) to twenty percent (20%) (Exhibit 12). The proposal includes block walls (block dimensions 2.5 ft x 2.5 ft x 5 ft) that vary in height from 2.5 feet to 5.0 feet along the north and south property lines (Exhibit 13). The retaining wall would comply with the retaining wall height requirements of the code provided the wall height does not exceed forty eight inches (48") in height with the front yard setback and is setback from the 108th Ave SE right-of-way a minimum of three feet (3').</i></p>

22. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the Residential-10 (R-10) and Residential-14 (R-14) zones. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new multi-family homes. The proposal is consistent with the following design standards, unless noted otherwise:

<p>Compliant if condition of approval is met</p>	<p>Lot Configuration: Developments of more than four (4) structures shall incorporate a variety of home sizes, lot sizes, and unit clusters.</p> <p>Dwellings shall be arranged to ensure privacy so that side yards abut other side yards (or rights-of-way) and do not abut front or back yards.</p> <p>Lots accessed by easements or pipestems shall be prohibited.</p> <p><u>Staff Comment:</u> The development includes four (4) structures. One (1) existing single family home and three (3) new attached dwelling units (multi-family townhouses). The single family home faces 108th Ave SE and the proposed townhome side yards abut one another. Access is proposed via a shared driveway from 108th Ave SE.</p> <p>As a result of the maximum shared driveway length, the applicant is proposing a pipestem lot (Lot 4). Pipestem lots may be permitted for new plats to achieve the minimum density within the Zoning Code when there is no other feasible alternative to achieving the minimum density (RMC 4-7-170G). The existing lot is relatively narrow, approximately 82 feet in width (along the property frontage) and roughly 335 feet in length. The dimensional constraints of the infill plat necessitate a modification to the length of the shared driveway standards. The applicant has requested a street modification to the shared driveway standards in order to eliminate the pipestem lot created as a result of the dimensional constraints of the existing lot. See FOF 24, for additional information regarding this modification request.</p>
<p>Compliance not yet demonstrated</p>	<p>Garages: Garages may be attached or detached. Shared garages are also allowed, provided the regulations of RMC 4-4-080 are met. Carports are not allowed.</p> <p>One of the following is required; the garage is:</p> <ol style="list-style-type: none"> 1. Recessed from the front of the house and/or front porch at least eight feet (8'), or 2. Detached and set back from the front of the house and/or porch at least six feet (6'). <p>Additionally, all of the following is required:</p> <ol style="list-style-type: none"> 1. Garage design shall be of similar design to the homes, and 2. If sides of the garage are visible from streets, sidewalks, pathways, trails, or other homes, architectural details shall be incorporated in the design. <p>If shared garages are allowed, they may share the structure with other homes and all of the following is required:</p> <ol style="list-style-type: none"> 1. Each unit has garage space assigned to it, and 2. The garage is not to be located further than one hundred sixty feet (160') from any of the housing units to which it is assigned, and 3. The garage shall not exceed forty four feet (44') in width, and shall maintain an eight foot (8') separation from any dwellings. <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
<p>N/A</p>	<p>Standards for Parks: For developments that are less than ten (10) net acres: No park is required, but is allowed.</p> <p>For developments that are greater than ten (10) net acres: A minimum of one one-half (.5) acre park, in addition to the common open space requirement, is required.</p>

	<i>Staff Comment: No park is required, as the development is less than one (1) acre.</i>
Compliant if condition of approval is met	<p>Standards for Common Open Space: Developments of three (3) or fewer dwelling units: No requirement to provide common open space.</p> <p>Developments of four (4) or more units: Required to provide common open space as follows:</p> <ol style="list-style-type: none"> 1. For each unit in the development, three hundred fifty (350) square feet of common open space shall be provided. 2. Open space shall be designed as a park, common green, pea-patch, pocket park, or pedestrian entry easement in the development and shall include picnic areas, space for small recreational activities, and other activities as appropriate. 3. Open space shall be located in a highly visible area and be easily accessible to the neighborhood. 4. Open space(s) shall be contiguous to the majority of the dwellings in the development and accessible to all dwellings, and shall be at least twenty feet (20') wide. 5. A pedestrian entry easement can be used to meet the access requirements if it has a minimum width of twenty feet (20') with a minimum five feet (5') of sidewalk. 6. Pea-patches shall be at least one thousand (1,000) square feet in size with individual plots that measure at least ten feet by ten feet (10' x 10'). Additionally, the pea-patch shall include a tool shed and a common area with space for compost bins. Water shall be provided to the pea-patch. Fencing that meets the standards for front yard fencing shall surround the pea-patch with a one foot (1') landscape area on the outside of the fence. This area is to be landscaped with flowers, plants, and/or shrubs. 7. Grass-crete or other pervious surfaces may be used in the common open space for the purpose of meeting the one hundred fifty feet (150') distance requirement for emergency vehicle access but shall not be used for personal vehicle access or to meet off-street parking requirements. 8. Storm ponds may be used to meet the common open space requirement if designed to accommodate a fifty (50) year storm and to be dry ninety percent (90%) of the year. <p><i>Staff Comment: A 25.94' by 44' (1,141 sf) common open space tract, located above the stormwater vault, is proposed for common open space that is easily accessible within the short plat. The development includes a total of 7 units, which would require 2,450 square feet of common open space. Pedestrian entry and access to the common open space would be provided via a 4-foot wide sidewalk along the shared driveway frontage. The applicant would be required to provide 1,309 sf of additional area within the development in order to comply with the three hundred fifty (350) square feet requirement of common open space (2,450 sf – 1,141 sf = 1,309 sf). Additional area from Lot 2 and Lot 3 could satisfy this requirement. Staff recommends, as a condition of approval, that the applicant provide a revised site plan demonstrating compliance with the common open space standard of at least three hundred fifty (350) square feet per unit. The revised site plan and short plat shall be submitted to, and approved by, the Current Planning Project Manager prior to issuance a construction permit.</i></p>

<p>Compliance not yet demonstrated</p>	<p>Standards for Private Yards: Developments of three (3) or fewer dwelling units: Each individual dwelling shall have a private yard that is at minimum six hundred (600) square feet in size. Backyard patios and reciprocal use easements may be included in the calculation of private yard.</p> <p>Developments of four (4) or more dwelling units: Each ground-related dwelling shall have a private yard that is at least two hundred fifty (250) square feet in size with no dimension less than eight feet (8') in width.</p> <p>An additional two hundred fifty (250) square feet of open space per unit shall be added to the required amount of common open space for each unit that is not ground related.</p> <p><i>Staff Comment: The applicant is proposing a development project that would include four (4) or more total dwelling units. The applicant is able to comply with the 8-foot wide minimum dimensional requirement and the two hundred fifty (250) square feet of open space per ground-floor unit as a result of the required 10-foot rear yard setback. The areas behind or to the north of the each townhome unit would require fencing in order to be considered private. Compliance with the private yard standards would be verified at the time of building permit review.</i></p>
<p>Compliance not yet demonstrated</p>	<p>Sidewalks, Pathways, and Pedestrian Easements: All of the following are required:</p> <ol style="list-style-type: none"> 1. Sidewalks shall be provided throughout the neighborhood. The sidewalk may disconnect from the road, provided it continues in a logical route throughout the development. 2. Front yards shall have entry walks that are a minimum width of three feet (3') and a maximum width of four feet (4'). 3. Pathways shall be used to connect common parks, green areas, and pocket parks to residential access streets, limited residential access streets, or other pedestrian connections. They may be used to provide access to homes and common open space. They shall be a minimum three feet (3') in width and made of paved asphalt, concrete, or porous material such as: porous paving stones, crushed gravel with soil stabilizers, or paving blocks with planted joints. Sidewalks or pathways for parks and green spaces shall be located at the edge of the common space to allow a larger usable green and easy access to homes. 4. Pedestrian Easement Plantings: Shall be planted with plants and trees. Trees are required along all pedestrian easements to provide shade and spaced twenty feet (20') on center. Shrubs shall be planted in at least fifteen percent (15%) of the easement and shall be spaced no further than thirty six inches (36") on center. 5. For all homes that do not front on a residential access street, limited residential access street, a park, or a common green: Pedestrian entry easements that are at least fifteen feet (15') wide plus a five-foot (5') sidewalk shall be provided. <p><i>Staff Comment: The applicant is requesting a modification from RMC 4-6-060F.2 "Minimum Design Standards Table for Public Streets and Alleys" in order to keep the existing 108th Avenue SE right-of-way improvements including approximately 22-foot pavement width from the roadway centerline, 0.5-foot curb and gutter, and 5-foot sidewalk in place. See FOF 23, for additional information regarding this</i></p>

	<p><i>modification request.</i></p> <p><i>Pedestrian entry and access from 108th Ave SE, to the short plat, would be provided via a 4-foot wide sidewalk along the shared driveway frontage. The sidewalk would be located across the front of each lot and would provide a pedestrian connection to each structure. Pedestrian sidewalks, as well as private pedestrian connections throughout the property, are proposed for safe and efficient pedestrian access throughout the site. Connections would also be provided between the proposed structures and the common open space tract. Staff recommends, as a condition of approval, that the pedestrian sidewalks and private entry sidewalks be constructed using concrete or a different type of material than the shared driveway. A revised site plan shall be submitted to, and approved by, the Current Planning Project Manager prior to issuance a construction permit.</i></p>
Compliance not yet demonstrated	<p>Primary Entry: Both of the following are required:</p> <ol style="list-style-type: none"> 1. The entry shall take access from and face a street, park, common green, pocket park, pedestrian easement, or open space, and 2. The entry shall include one of the following: <ol style="list-style-type: none"> a. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or b. Porch: minimum five feet (5') deep and minimum height twelve inches (12") above grade. <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> <i>Building designs, which would be used to evaluate design of entrances, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated). However, it should be noted that the existing single family home, which is proposed to be retained, faces 108th Ave SE.</i></p>
Compliance not yet demonstrated	<p>Façade Modulation: Both of the following are required:</p> <ol style="list-style-type: none"> 1. The primary building elevation oriented toward the street or common green shall have at least one articulation or change in plane of at least two feet (2') in depth; and 2. A minimum one side articulation that measures at least one foot (1') in depth shall occur for all facades facing streets or public spaces. <p><u>Staff Comment:</u> <i>Building designs, which would be used to evaluate façade modulation, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</i></p>
Compliance not yet demonstrated	<p>Windows and Doors: All of the following are required:</p> <ol style="list-style-type: none"> 1. Primary windows shall be proportioned vertically, rather than horizontally, and 2. Vertical windows may be combined together to create a larger window area, and 3. All doors shall be made of wood, fiberglass, metal, or glass and trimmed with three and one-half inches (3 ½") minimum head and jamb trim around the door, and 4. Screen doors are permitted, and

	<p>5. Primary entry doors shall face a street, park, common green, pocket park, or pedestrian easement and shall be paneled or have inset windows, and</p> <p>6. Sliding glass doors are not permitted along a frontage elevation or an elevation facing a pedestrian easement.</p> <p><i>Staff Comment: Building designs, which would be used to evaluate design of windows and doors, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</i></p>
Compliance not yet demonstrated	<p>Scale, Bulk, and Character: All of the following are required:</p> <ol style="list-style-type: none"> 1. The primary building form shall be the dominating form and elements such as porches, principal dormers, or other significant features shall not dominate, and 2. Primary porch plate heights shall be one story. Stacked porches are allowed, and 3. To differentiate the same models and elevations, different colors shall be used, and 4. For single family dwellings, no more than two (2) of the same model and elevation shall be built on the same block frontage and the same model and elevation shall not be abutting. <p><i>Staff Comment: Building designs, which would be used to evaluate scale, bulk and character, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</i></p>
Compliance not yet demonstrated	<p>Roofs: Both of the following are required:</p> <ol style="list-style-type: none"> 1. Primary roof pitch shall be a minimum six to twelve (6:12). If a gable roof is used, exit access from a third floor must face a public right-of-way for emergency access, and 2. A variety of roofing colors shall be used within the development and all roof material shall be fire retardant. <p><i>Staff Comment: Building designs, which would be used to evaluate design of roofs, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</i></p>
Compliance not yet demonstrated	<p>Eaves: The following is required: Eaves shall be at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves.</p> <p><i>Staff Comment: Building designs, which would be used to evaluate design of eaves, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</i></p>
Compliance not yet demonstrated	<p>Architectural Detailing: All of the following are required:</p> <ol style="list-style-type: none"> 1. Three and one-half inches (3 ½") minimum trim surrounds all windows and details all doors, and 2. At least one of the following architectural details shall be provided on each home: shutters, knee braces, flower boxes, or columns, and 3. Where siding is used, metal corner clips or corner boards shall be used and shall be at minimum two and one-half inches (2 ½") in width and painted. If shutters are used, they shall be proportioned to the window size to simulate the ability to cover them, and 4. If columns are used, they shall be round, fluted, or strongly related to the

	<p>home's architectural style. Six inches by six inches (6" x 6") posts may be allowed if chamfered and/or banded. Exposed four inches by four inches (4" x 4") and six inches by six inches (6" x 6") posts are prohibited.</p> <p><i>Staff Comment: Building designs, which would be used to evaluate architectural detailing, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</i></p>
Compliance not yet demonstrated	<p>Materials and Color: All of the following are required:</p> <ol style="list-style-type: none"> 1. Acceptable exterior wall materials are: wood, cement fiberboard, stucco, stone, and standard sized brick three and one-half inches by seven and one-half inches (3 ½" x 7 ½") or three and five eighths inches by seven and five-eighths inches (3 5/8" x 7 5/8"). Simulated stone, wood, stone, or brick may be used to detail homes, and 2. When more than one material is used, changes in a vertical wall, such as from wood to brick, shall wrap the corners no less than twenty-four inches (24"). The material change shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney. Material transition shall not occur at an exterior corner, and 3. Multiple colors on buildings shall be provided. Muted deeper tones, as opposed to vibrant primary colors, shall be the dominant colors. Color palettes for all new structures, coded to the home elevations, shall be submitted for approval. 4. Gutters and downspouts shall be integrated into the color scheme of the home and be painted, or of an integral color, to match the trim color. <p><i>Staff Comment: Building designs, which would be used to evaluate materials and color, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).</i></p>
Compliance not yet demonstrated	<p>Mail and Newspapers: All of the following are required:</p> <ol style="list-style-type: none"> 1. Mailboxes shall be clustered and located so as to serve the needs of USPS while not adversely affecting the privacy of residents; 2. Mailboxes shall be lockable consistent with USPS standard; 3. Mailboxes shall be architecturally enhanced with materials and details typical of the home's architecture; and 4. Newspaper boxes shall be of a design that reflects the character of the home. <p><i>Staff Comment: Compliance for this standard would be verified prior to issuance of the construction permit.</i></p>
Compliance not yet demonstrated	<p>Hot Tubs, Pools, and Mechanical Equipment: Hot tubs and pools shall only be located in back yards and designed to minimize sight and sound impacts to adjoining property. Pool heaters and pumps shall be screened from view and sound insulated. Pool equipment must comply with codes regarding fencing.</p> <p><i>Staff Comment: Hot tubs or pools are not proposed as part of the short plat. If proposed at a future date, compliance for this standard would be verified time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Utilities: Utility boxes that are not located in alleyways or away from public gathering spaces shall be screened with landscaping or berms.</p> <p><i>Staff Comment: Compliance for this standard would be verified prior to issuance of</i></p>

	the construction permit.
Compliance not yet demonstrated	<p>Dumpster/Trash/Recycling Collection Area: Single family and two (2) attached residences (duplexes) shall be exempt from these requirements for refuse and recyclables deposit areas.</p> <p><u>Staff Comment:</u> Compliance for this standard would be verified prior to issuance of the construction permit. Trash and recycling containers should be stored within garages and each unit would be provided with their own individual cans.</p>

23. **Critical Areas:** Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). The proposal is consistent with the Critical Areas Regulations as there are no critical areas present on the project site:

N/A	<p>Geologically Hazardous Areas:</p> <p><u>Staff Comment:</u> No geologically hazardous areas have been identified onsite.</p>
N/A	<p>Streams:</p> <p><u>Staff Comment:</u> No streams or buffers have been identified onsite or immediately off-site of the subject parcel.</p>
N/A	<p>Wellhead Protection Areas:</p> <p><u>Staff Comment:</u> No wellhead protection areas have been identified onsite.</p>
N/A	<p>Wetlands:</p> <p><u>Staff Comment:</u> No wetlands have been identified onsite.</p>

24. **Site Plan Review:** Pursuant to RMC 4-9-200B, Site Plan Review is required for development in the Residential-14 (R-14) zoning classification when it is not exempt from Environmental (SEPA) Review. Given Site Plan applications are evaluated for compliance with the specific requirements of the RMC 4-9-200E.3 the following table contains project elements intended to comply with level of detail needed for both the Master and Site Plan requests:

Compliance	Site Plan Criteria and Analysis
Compliant if Conditions of Approval are Met	<p>a. Comprehensive Plan Compliance and consistency.</p> <p><u>Staff Comment:</u> See previous discussion under FOF 15, Comprehensive Plan Analysis.</p>
Compliant if Conditions of Approval are Met	<p>b. Zoning Compliance and Consistency.</p> <p><u>Staff Comment:</u> See discussion under FOF 17, Zoning Development Standard Compliance.</p>
Compliant if Conditions of Approval are Met	<p>c. Design Regulation Compliance and Consistency.</p> <p><u>Staff Comment:</u> See discussion under FOF 18, Design District Review.</p>
N/A	d. Planned action ordinance and Development agreement Compliance and Consistency.
Compliant if Conditions of	e. Off Site Impacts.
	Structures: Restricting overscale structures and overconcentration of development

Approval are Met	<p>on a particular portion of the site.</p> <p><i>Staff Comment: The applicant is proposing to retain the existing 2-story single family structure on Lot 1 and construct a total of three (3) two-story townhome units. The structures would be evenly spaced across the site with parking provided on each lot. There is not an overconcentration of development on the site. The surrounding uses have been developed or are zoned to be developed at a similar scale.</i></p>
	<p>Circulation: Providing desirable transitions and linkages between uses, streets, walkways and adjacent properties.</p> <p><i>Staff Comment: Right-of-way dedication and a driveway approach along 108th Ave SE are required. A 20-foot wide shared driveway and a 4-foot-wide sidewalk would provide the required circulation between the development and the adjacent properties.</i></p>
	<p>Loading and Storage Areas: Locating, designing and screening storage areas, utilities, rooftop equipment, loading areas, and refuse and recyclables to minimize views from surrounding properties.</p> <p><i>Staff Comment: The overall development would be screened via the landscaping required along the site frontage and within the development if conditions are complied with. No rooftop equipment was identified so it is unclear if there would be any required screening from the public. Should rooftop equipment be allowed, the applicant would be required to provide a screening plan for the mechanical equipment.</i></p> <p><i>No loading or storage areas or trash enclosure area are being proposed.</i></p>
	<p>Views: Recognizing the public benefit and desirability of maintaining visual accessibility to attractive natural features.</p> <p><i>Staff Comment: The landscape of the areas is relatively flat with large trees and heavy vegetation restricting visibility from the site. The 3-story apartments to the north and the 3-story condominiums to the south also restrict views from the property. Therefore, the proposed heights of the structures are appropriate for this situation.</i></p>
	<p>Landscaping: Using landscaping to provide transitions between development and surrounding properties to reduce noise and glare, maintain privacy, and generally enhance the appearance of the project.</p> <p><i>Staff Comment: See discussion under FOF 17, Zoning Development Standard: Landscaping.</i></p>
	<p>Lighting: Designing and/or placing exterior lighting and glazing in order to avoid excessive brightness or glare to adjacent properties and streets.</p> <p><i>Staff Comment: A lighting plan was not provided with the application; therefore staff recommends that a lighting plan that adequately provides for public safety without casting excessive glare on adjacent properties; at the time of engineering permit review. Pedestrian scale and downlighting shall be used in all cases to assure safe pedestrian and vehicular movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-4-075 Lighting, Exterior On-Site. The lighting plan shall be submitted at the time of construction permit review for review and approval by the</i></p>

	City's Plan Reviewer.
Compliant if Conditions of Approval are Met	f. On Site Impacts.
	<p>Structure Placement: Provisions for privacy and noise reduction by building placement, spacing and orientation.</p> <p><i>Staff Comment:</i> The project is located in the Residential High Density land use. The parcels immediately surrounding the site are zoned R-10 and R-14 and the proposed development is anticipated to be compatible with the existing and future surrounding uses.</p> <p>The proposed residential structures are limited to a 30 foot residential building height. The existing single family home has orientation to the public street and the proposed townhomes would orient to the shared driveway.</p> <p>The projects size, location, lot dimensions, improvement requirements, and right-of-way dedication dictate the project layout and limits. See setback discussion under FOF 17 Zoning Development Standard.</p>
	<p>Structure Scale: Consideration of the scale of proposed structures in relation to natural characteristics, views and vistas, site amenities, sunlight, prevailing winds, and pedestrian and vehicle needs.</p> <p><i>Staff Comment:</i> The design of the townhomes was not provided with the application; therefore staff recommends that the applicant shall submit building elevations that are consistent with the R-14 zoning designation and are compatible in relation to natural characteristics, views and vistas, site amenities, sunlight, prevailing winds, and pedestrian and vehicle needs. The design standards are the same for R-10 and R-14 zones, so the expected design of the elevations would be the same with or without the rezone. The building elevations shall be submitted at the time of construction permit review for review and approval by the City's Current Planning Project Manager.</p>
	<p>Natural Features: Protection of the natural landscape by retaining existing vegetation and soils, using topography to reduce undue cutting and filling, and limiting impervious surfaces.</p> <p><i>Staff Comment:</i> The site contains 17 net significant trees onsite. RMC requires the applicant to retain 20% of the significant trees. The applicant is proposing to retain five (5) or 29 percent of the onsite trees. All 5 trees are proposed to be retained on Lot 1.</p> <p>Topographically, the site generally slopes down to the south at grade varying from about 5% to 20%. A Geotechnical Engineering Study prepared by Liu and Associates was submitted to the City on October 9, 2015 (dated June 20, 2015; Exhibit 20). Five (5) test pits were dug onsite at depths from 8.0 to 10.0 feet. The test pits encountered a layer of loose, organic topsoil, about 10 to 18 inches thick, mantling the site. Underlying the topsoil was a layer of ablation till of brown to yellowish-brown to rusty-brown, medium-dense, silty fine sand with trace to some gravel, from 1.8 to 2.5 feet thick. This ablation till layer is underlain to the depths explored by a lodgment till deposit of light-gray, very-dense, cemented, gravelly silty, fine sand with occasional cobble, commonly referred to as "hardpan." The lodgment till can provide excellent foundation support with little settlement expected to structures.</p> <p>The project would not impact steep slopes or result in extensive grading. The</p>

Compliant if Conditions of Approval are Met	<p><i>applicant estimates earthwork quantities at approximately 2,715 cubic yards of cut material and approximately 1,123 cubic yards of fill material is proposed to be brought into the site.</i></p>
	<p>Landscaping: Use of landscaping to soften the appearance of parking areas, to provide shade and privacy where needed, to define and enhance open spaces, and generally to enhance the appearance of the project. Landscaping also includes the design and protection of planting areas so that they are less susceptible to damage from vehicles or pedestrian movements.</p> <p><u>Staff Comment:</u> See FOF 17, Zoning Development Standard: Landscaping.</p>
	<p>g. Access</p>
	<p>Location and Consolidation: Providing access points on side streets or frontage streets rather than directly onto arterial streets and consolidation of ingress and egress points on the site and, when feasible, with adjacent properties.</p> <p><u>Staff Comment:</u> The proposed development is expected to utilize the 21-foot wide access tract for ingress and egress to the plat. The proposed development is expected to maintain the safety and efficiency of pedestrian and vehicle circulation on the site if all conditions of approval are complied with.</p>
	<p>Internal Circulation: Promoting safety and efficiency of the internal circulation system, including the location, design and dimensions of vehicular and pedestrian access points, drives, parking, turnarounds, walkways, bikeways, and emergency access ways.</p> <p><u>Staff Comment:</u> The internal circulation of the site has been simplified with the consolidation of one shared driveway to serve all existing and proposed buildings via a 20-foot wide paved private driveway along the south property line. Internal pedestrian connections to the existing public sidewalk network on 108th Ave SE are proposed along the shared driveway in order to provide safe and efficient pedestrian access throughout the site and to other abutting sites. The shared driveway also includes a 20-foot wide hammerhead about halfway into the site for fire and emergency vehicle turnaround ability.</p>
	<p>Loading and Delivery: Separating loading and delivery areas from parking and pedestrian areas.</p> <p><u>Staff Comment:</u> There are no dedicated loading or delivery areas proposed on site.</p>
	<p>Transit and Bicycles: Providing transit, carpools and bicycle facilities and access.</p> <p><u>Staff Comment:</u> Per RMC 4-4-080F.11.a bicycle parking spaces are required for residential developments that exceed five (5) residential units. Attached units are required to provide one-half (0.5) bicycle parking space per one dwelling unit. Spaces shall meet the requirements of 4-4-080F.11.c. The garages to each unit should be able to meet the bicycle parking requirement. Staff recommends, as a condition of approval, that the applicant provide floor plans that identify adequate bicycle parking of one-half space per dwelling unit. A detailed floor plan shall be submitted to and approved by the City of Renton Project Manager prior to issuance a construction permit.</p>
	<p>Pedestrians: Providing safe and attractive pedestrian connections between parking areas, buildings, public sidewalks and adjacent properties.</p>

	<p><i>Staff Comment:</i> The existing sidewalks within the right-of-way along 108th Ave SE are proposed to be retained by the applicant. City staff is supportive of a street modification request made by the applicant. See FOF 23, Modification Analysis: Street Modification Analysis.</p> <p>The applicant is proposing a pedestrian sidewalk along the southern property lines of each proposed lot that would connect the building entrances and paved driveway to the pedestrian sidewalks located on 108th Ave SE.</p>
Compliant if Conditions of Approval are Met	<p>h. Open Space: Incorporating open spaces to serve as distinctive project focal points and to provide adequate areas for passive and active recreation by the occupants/users of the site.</p> <p><i>Staff Comment:</i> See FOF 18, Design Standards: Standards for Comment Open Space and Standards for Private Yards.</p>
✓	<p>i. Views and Public Access: When possible, providing view corridors to shorelines and Mt. Rainier, and incorporating public access to shorelines.</p> <p><i>Staff Comment:</i> The proposed structure would not block view corridors to shorelines or Mt. Rainier. The public access requirement is not applicable to the proposal, as the site is not adjacent or within a shoreline.</p>
✓	<p>j. Natural Systems: Arranging project elements to protect existing natural systems where applicable.</p> <p><i>Staff Comment:</i> There are no natural systems located on site with the exception of drainage flows. See Drainage discussion under See FOF 20, Site Plan Review.</p>
✓	<p>k. Services and Infrastructure: Making available public services and facilities to accommodate the proposed use:</p> <p>Police and Fire.</p> <p><i>Staff Comment:</i> Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development; if the applicant provides Code required improvements and fees. A Fire Impact Fee, based on a rate of \$495.10 per unit would be applicable to the proposal, fees are assessed upon building permit application submittal and change from year to year.</p> <p>Water and Sewer.</p> <p><i>Staff Comment:</i> Water service is provided by Soos Creek Water and Sewer District. A water availability certificate from Soos Creek Water & Sewer District (SCWSD) shall be provided by the applicant. The approved water plans from SCWSD should be provided to the City at the utility construction permit stage. Any new hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots.</p> <p>Sewer service is provided by Soos Creek Water and Sewer District. A sewer availability certificate from SCWSD shall be provided by the applicant. An approved sewer plans from SCWSD should be provided to the City at the utility construction permit stage.</p> <p>Drainage.</p> <p><i>Staff Comment:</i> The applicant submitted a Preliminary Drainage Plan and a Technical Information Report (TIR) by Tandem Engineering Consultants (dated August 2015; Exhibit 21). The site is approximately 0.75 acres in size and is located in the City's</p>

Flow Control Duration Standard (Forested Conditions). The site is located in the Black River drainage basin.

According to the TIR, the project is proposing to detain surface runoff through two separate facilities. A detention vault (Vault #1) is proposed between the western two townhomes (Exhibit 15). This vault is intended to provide the required flow control for the impervious roofs of the townhomes. A combination detention/wetvault (Vault #2) is proposed under the access roadway south of the existing house and the westernmost townhome (Exhibit 16). This vault is intended to provide detention for the remainder of the parcel and Basic Water Quality for the pollution generating impervious surface. The site is graded to provide inflow to this vault at two grates at the western and eastern ends of the vault. The design of the vault needs to meet the design criteria found in Section 5.3.3 of the 2009 KCSWDM. The proposed dimensions of Vault #2 may indicate that it was designed as a detention tank. If the vault is intended to be a detention tank, the design criteria found in Section 5.2.2 of the 2009 KCSWDM must be met. When locating detention structures, utility separation requirements of the City of Renton and Soos Creek Water and Sewer District need to be met. Detention structures also need to meet required structural setbacks from other onsite structures.

The proposed flow control facilities shall be designed with KCRTS in accordance with the City amendments to the 2009 KCSWDM. MGS Flood is not used as a continuous hydrological simulation model for stormwater facility analysis in the City of Renton.

This site is classified as multifamily. Multifamily land uses require Enhanced Water Quality treatment per Section 1.2.8.1 of the City amendments to the 2009 KCSWDM. A combination detention/wetvault alone is not an approved treatment option for Enhanced Water Quality treatment. See Section 6.1.2 of the City amendments to the 2009 KCSWDM for approved Enhanced Water Quality treatment options. If a detention/wetvault is used as part of a treatment train, wetvault design criteria found in Section 6.4.2 of the 2009 KCSWDM shall be met including shape of the vault, height of the vault, baffle wall design, vault bottom design, submerged inlet, etc. The final plans and drainage report, based on the requirements mentioned in the City of Renton Amendments to the 2009 King County Surface Water Manual, are required to be submitted with the utility construction permit.

The project would be required to use Flow Control BMPs. Please section 1.2.3.3 and Section C.1.3.1 of the City amendments to the KCSWDM for Flow Control BMP requirements.

Drainage improvements along the 108th Avenue SE frontage shall conform to the City's street standards. Storm drains should be located outside of the planter and the sidewalk. Required horizontal and vertical separation from other utilities shall be provided (Exhibit 17). All core and special requirements shall be addressed in an updated TIR. The updated drainage plan and TIR would be required as part of the utility permit submittal.

A geotechnical report for the site was submitted with the application (Exhibit 20). Based on a soil evaluation of the five (5) test pits, the geotechnical study found that the subsurface conditions consisted of primarily lodgment till deposit of light-gray, very dense, cemented, gravelly, silty, fine sand with occasional cobble. According the geotechnical report, the soil classification and site are unsuitable for stormwater infiltration.

	<p>The development is subject to a system development charge (SDC) of \$0.594 per square foot of new impervious surface area, but not less than \$1,485.00.</p> <p>Transportation.</p> <p><u>Staff Comment:</u> Access to the site is proposed via a shared driveway from 108th Ave SE. Increased traffic created by the development would be mitigated by payment of transportation impact fees. Currently this fee is assessed at \$1,526.31 per dwelling. The transportation impact fee that is current at the time of building permit application is levied. The applicable transportation impact fee is paid at the time of building permit issuance.</p>
N/A	I. Phasing: The applicant is not requesting any phasing.

25. **Compliance with Subdivision Regulations:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
Compliant if condition of approval is met	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> Each lot would have access to a public street or road if all conditions of approval are met.</p>
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><u>Staff Comment:</u> Lot width and depth of the properties limit this requirement.</p>
✓	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><u>Staff Comment:</u> Primary access to the site is proposed via a new 21-foot wide shared driveway tract from 108th Ave SE that would extend approximately 200 feet along the south property line. The applicant is proposing a 20-foot wide turnaround towards the end of the shared road between Lots 1 and 2. Alley access is the preferred street pattern for all new residential development where the proposed development is larger than a short plat, where topography and environmental impacts are not a factor, and the site characteristics allow for the effective use of alleys (RMC 4-7-150E.5). The proposed development is a short plat and the dimensions of the combined lots have a limiting factor of only roughly 82 feet of property frontage along a public street, where no additional access point could be provided.</p> <p>108th Ave SE is a minor arterial public street. Per RMC 4-6-060, the minimum right-of-way for a minor arterial with four lanes is 91 feet. A 0.5-foot wide curb, 8-foot wide planting strip, and 8-foot wide sidewalk is required along the entire project frontage. The minimum pavement width is 70 feet with 54 feet of travel lanes and 8-foot wide parking lanes allowed on each side of the road. Bicycle lanes are required within the pavement section as this is a proposed route in the City's bicycle master plan. The applicant submitted a formal modification request, dated October 6, 2015, regarding the street standard along the 108th Ave SE frontage. City staff is recommending approval of the applicant's modification request. See FOF 23, for</p>

	<p>additional information regarding this street modification request.</p> <p>The City is recommending maintaining the existing curb and 5-foot wide sidewalk in their current locations. This eliminates the requirement for a planting strip between the curb and sidewalk. The city recommends that the frontage improvements provide a minimum 8-foot wide planting strip at the backside of the sidewalk. A minimum dedication of approximately 15.5 feet along the 108th Ave SE frontage would be required per RMC 4-6-060. The exact amount of right-of-way dedication shall be determined by final survey. In addition, the existing roadway allows the curb and gutter to remain in the same configuration as the surrounding street maintaining the functionality and safety of the street.</p> <p>The applicant is proposing a private shared driveway tract. A shared driveway is limited in length by RMC 4-6-060J.1.e to two hundred feet (200') or less. This restriction has created a 90-foot-long pipestem lot (Lot 4). Access to Lot 3 and Lot 4 would also require access through a shared access easement within the pipestem portion of Lot 4. Lots accessed by easement or pipestem are prohibited. The applicant submitted a formal modification request regarding the shared driveway standards. See FOF 24, for additional information regarding this street modification request.</p> <p>The City is recommending an extension of the shared driveway tract to three hundred feet (300') or less due to the dimensional constraints of the site. A dedicated hammerhead turnaround is the minimum standard for dead end streets less than 300 feet in length (RMC 4-6-060H.2). Within the first 300 feet of the private access road and shared driveway shall consist of a minimum 20' pavement section for fire access. The location of the hammerhead turnaround near the end of Lot 2 is appropriate. The dimensions of the hammerhead would be required to meet all fire department requirements. Pavement sections for the access road would be required to meet the City's standards described in RMC 4-6-060. A cement concrete driveway at the intersection with 108th Ave SE conforming to City of Renton standards would be required. The lid for proposed Vault #2 would be required to be structurally designed to accommodate fire truck loading.</p>
✓	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><u>Staff Comment:</u> The subject site is bordered by single-family homes to the west and east of the property, apartments to the north and residential condominiums to the south. The properties surrounding the subject site are residential high density and are designated R-10 or R-14 on the City's zoning map. The proposal is similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code which encourages redevelopment of residential neighborhoods that provide a mix of detached and attached dwelling structures organized and designed to combine characteristics of both typical single family and small-scale multi-family developments.</p>

26. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
✓	Police and Fire: See FOF 20, Site Plan Review: Police and Fire.
✓	Schools: It is anticipated that the Renton School District can accommodate any

	<p><i>additional students generated by this proposal at the following schools: Cascade Elementary, Nelsen Middle School and Lindbergh High School (Exhibit 24). Any new high school students from the proposed development would be bussed to their schools. The bus stop to the high school is located approximately 0.1 miles from the project site at 108th Ave SE & SE 170th St. Students would walk south along 108th Ave SE, along the existing sidewalk to SE 170th St. Students to the elementary and middle schools would be within walking distance. Safe walking routes exist from the site to Cascade Elementary by walking on public sidewalks. The route begins by walking north on 108th Ave SE, turning east on SE 168th St and finally walking north on 116th Ave SE (approximately 1 mile). Safe walking routes to Nelsen Middle School by walking on public sidewalks and wide shoulders. The route begins by walking north on 108th Ave SE, east on S 29th St and north again on 108th Ave SE (approx. 0.5 miles).</i></p> <p><i>A School Impact Fee, based on new multi-family lots, would be required in order to mitigate the proposal's potential impacts to the Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$1,385.00 per multi-family unit with credit given for the existing residence.</i></p>
✓	<p>Parks: A Park Impact Fee would be required for the future townhomes. The current Park Impact Fee is \$1,532.56 per multi-family unit (2 units). The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><i>See FOF 20, Site Plan Review: Drainage.</i></p>
✓	<p>Water: <i>See FOF 20, Site Plan Review: Water and Sewer.</i></p>
✓	<p>Sanitary Sewer: <i>See FOF 20, Site Plan Review: Water and Sewer.</i></p>

27. **Modification Analysis:** Street Modification Analysis: The applicant is requesting a modification from RMC 4-6-060F.2 "Minimum Design Standards Table for Public Streets and Alleys" in order to keep the existing 108th Avenue SE right-of-way improvements including approximately 22-foot pavement width from the roadway centerline, 0.5-foot curb and gutter, and 5-foot sidewalk in place rather than installing a new planter strip for trees between the curb and new sidewalk along the project frontage. In addition, the existing configuration allows the existing curb line to remain consistent with the surrounding street configuration.

108th Avenue SE is a Minor Arterial with an existing ROW width of 60 to 61 feet (as per assessor map). This street classification requires a minimum right-of-way width of 91 feet. To meet the City's complete street standards, half street improvements include 27-foot paved roadway, 8-foot planter strip and 8-foot sidewalk is required to be constructed in the right of way fronting the development along with a minimum right of way dedication of 15.5 feet per City Code 4-6-060.

The proposal is compliant with the following modification criteria, pursuant to RMC 4-9-250D, if all conditions of approval are met. Therefore, staff is recommending approval of the requested modification, subject to conditions as noted below:

Compliance	Street Modification Criteria and Analysis
✓	a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and

	<p>the proposed modification is the minimum adjustment necessary to implement these policies and objectives.</p> <p><i>Staff Comment: The Community Design Element has applicable policies listed under a separate section labeled Streets, Sidewalks and Streetscapes. These policies address walkable neighborhoods, safety and shared uses. Two specific policies support the decision to modify the street standards in order to keep the existing sidewalk at a width of five feet and eliminate the need for the landscape requirement between the curb and the sidewalk. These policies are Policy CD-102 and Policy CD-103 which state that the goal is to promote new development with “walkable places,” “support grid and flexible grid street and pathway patterns,” and “are visually attractive, safe, and healthy environments.” The requested street modification is consistent with these policy guidelines as it maintains the curb line and sidewalk in the same configuration as the surrounding street creating a consistent pathway pattern.</i></p>
✓	<p>b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.</p> <p><i>Staff Comment: The modified street improvements would meet the objectives of a safe walkable environment. The five-foot-wide sidewalk at this location meets the needs of the residents relying on this sidewalk for access to the greater neighborhood. Staff recommends a condition that the improvements shall provide a minimum 8-foot wide planting strip on the backside of the sidewalk. In addition, the existing roadway allows the curb and gutter to remain in the same configuration as the surrounding street maintaining the functionality and safety of the street.</i></p>
✓	<p>c. Will not be injurious to other property(ies) in the vicinity.</p> <p><i>Staff Comment: Provided that a planter strip is installed behind the existing sidewalk as commented under criterion ‘b’, the improvements would provide an upgrade to current conditions. The new improvements would meet the standards for safe vehicular and pedestrian use within the existing street section.</i></p>
✓	<p>d. Conforms to the intent and purpose of the Code.</p> <p><i>Staff Comment: See comments under criterion ‘b’.</i></p>
✓	<p>e. Can be shown to be justified and required for the use and situation intended; and</p> <p><i>Staff Comment: The revised street standards provide a safe design for vehicles and pedestrians, and would enhance the attractiveness of the new development by adding additional planter strip behind the sidewalk as commented under criterion ‘b’. Maintaining a consistent appearance along the street frontage would be beneficial to the subject property and surrounding property owners.</i></p>
✓	<p>f. Will not create adverse impacts to other property(ies) in the vicinity.</p> <p><i>Staff Comment: There are no identified adverse impacts from this modification of the street section in this area.</i></p>

28. **Modification Analysis:** Street Modification Analysis: The applicant is requesting a modification from RMC 4-6-060J.1 “Shared Driveway Standards – When Permitted” in order to extend the length of the shared driveway more than 200 feet in length. The proposal is compliant with the following

modification criteria, pursuant to RMC 4-9-250D, if all conditions of approval are met. Therefore, staff is recommending approval of the requested modification, subject to conditions as noted below:

Compliance	Street Modification Criteria and Analysis
✓	<p>a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.</p> <p><i>Staff Comment: The proposed request is consistent with several goals and policies of the City of Renton Comprehensive Plan. The proposed modification is the minimum adjustment necessary to implement the policies and objectives identified in FOF 15, Comprehensive Plan Analysis.</i></p>
✓	<p>b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.</p> <p><i>Staff Comment: The modified shared driveway would meet the objectives of a safe ingress/egress access road for fire and emergency and future residents of the short plat. The 20-foot wide paved roadway with a hammerhead turnaround can be supported up to 300 feet without providing a cul-de-sac turnaround. Staff is recommending a condition that the improvements extend the shared driveway tract from 108th Ave SE to the west property line of eastern most parcel (Lot 4) to serve each proposed residential lot.</i></p>
✓	<p>c. Will not be injurious to other property(ies) in the vicinity.</p> <p><i>Staff Comment: Provided the shared driveway standards are constructed according to RMC, the extension of the shared driveway access would provide an upgrade to the proposed driveways serving a total of 4 units. The new improvements would meet the standards for safe vehicular and pedestrian use within an access tract.</i></p>
✓	<p>d. Conforms to the intent and purpose of the Code.</p> <p><i>Staff Comment: The long narrow rectangular shape of the lot is not conducive to infill development consistent with the Comprehensive Plan Land Use Designation of Residential High Density. The intent of the code is to provide safe access to each lot through the use of multiple strategies to accommodate residential growth and infill development on vacant and underutilized land in established neighborhoods and multi-family areas. Extending the length of the shared driveway is the only possible way to provide adequate public access to the landlocked parcel at the eastern most end of the property. No other public access is available to serve the eastern parcel due to the surrounding development.</i></p>
✓	<p>e. Can be shown to be justified and required for the use and situation intended; and</p> <p><i>Staff Comment: The revised shared driveway standard provides a safe design for vehicles and pedestrians and would enhance the access to the new multi-family units as commented under criterion 'c'. Maintaining a consistent appearance along the private street frontage would be beneficial to the subject property and surrounding property owners.</i></p>
✓	<p>f. Will not create adverse impacts to other property(ies) in the vicinity.</p>

	<i>Staff Comment: There are no identified adverse impacts from this modification of the street section in this area.</i>
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I. CONCLUSIONS:

1. The subject site is located in the Residential High Density (RHD) Comprehensive Plan designation and complies with the goals and policies established with this designation, see FOF 19.
2. The proposal is consistent with the rezone criteria, see FOF 20.
3. The subject site is located in the Residential-10 (R-10) and Residential-14 (R-14) zoning designations and if the rezoned is approved would comply with the R-14 zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 21.
4. The proposed short plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 22.
5. There are no Critical Areas located on the site, see FOF 23.
6. The proposal complies with the Site Plan Review Criteria if all conditions of approval are met, see FOF 24.
7. The proposed short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 25.
8. The proposed short plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 25, FOF 27, and FOF 28.
9. There are safe walking routes to the schools and/or the school bus stop, see FOF 26.
10. There are adequate public services and facilities to accommodate the proposed short plat, see FOF 24 and FOF 26.
11. The proposed use is anticipated to be compatible with existing and future surrounding uses as permitted in the R-14 zoning classification, see FOF 9.

J. RECOMMENDATION:

Staff recommends approval of the 168 Development Rezone, Short Plat, Site Plan Review and Street Modifications, File No. LUA15-000745, subject to the following conditions:

1. The applicant shall provide a minimum 10-foot rear yard setback between the existing home and the east property boundary line of Lot 1. A revised short plat plan shall be submitted to and approved by the City of Renton Project Manager prior to construction permit approval complying with RMC 4-2-110A.
2. The applicant shall provide a minimum of ten feet (10') of on-site landscaping along the public street frontage of 108th Ave SE. A final detailed landscape plan shall be submitted to and approved by the City of Renton Project Manager prior to construction permit approval complying with RMC 4-4-070.
3. If the adjacent property owners do not grant the applicant permission to remove the off-site trees, the project shall be redesigned to eliminate impacts on off-site trees. The project re-design to eliminate impacts on adjacent trees shall be verified by an arborist and reviewed for approval by the Current Planning Project Manager.

4. All pedestrian sidewalks and private entry sidewalks be constructed using concrete or a different type of material than the shared driveway. A revised site plan shall be submitted to, and approved by, the Current Planning Project Manager prior to issuance a construction permit.
5. The applicant shall dedicate approximately 15.5 feet (15'-6") of right-of-way along 108th Ave SE (subject to a final survey). A final detailed street cross-section must be submitted and approved by the Plan Review Project Manager prior to issuance a construction permit.
6. The applicant shall extend the shared driveway tract from 108th Ave SE to the west property line of eastern most parcel (Lot 4) to serve each proposed residential lot. An updated plat plan shall be submitted to and approved by the City of Renton Project Manager prior to issuance a construction permit.
7. The applicant shall remove the existing impervious driveway located at the northwest corner of the site and replace it with landscaping. Access to the existing single family home shall take access from the shared driveway tract. The new driveway cut shall be identified on the construction permit application, for review and approval by the Current Planning Project Manager.
8. Each new multi-family lot shall be limited to one joint use driveway with a single curb cut. A final detailed site plan must be submitted to, and approved by, the City of Renton Project Manager prior to issuance of a construction permit.
9. The applicant shall provide a revised site plan demonstrating compliance with the common open space standard of at least three hundred fifty (350) square feet per unit. The revised site plan and short plat shall be submitted to, and approved by, the Current Planning Project Manager prior to issuance a construction permit.
10. The applicant shall provide floor plans that identify adequate bicycle parking of one-half space per dwelling unit. A detailed floor plan shall be submitted to and approved by the City of Renton Project Manager prior to issuance a construction permit.
11. The applicant shall provide a lighting plan that adequately provides for public safety without casting excessive glare on adjacent properties; at the time of engineering permit review. Pedestrian scale and downlighting shall be used in all cases to assure safe pedestrian and vehicular movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-4-075 Lighting, Exterior On-Site. The lighting plan shall be submitted at the time of construction permit review for review and approval by the City's Plan Reviewer.
12. The applicant shall submit building elevations that are consistent with the R-14 zoning designation and are compatible in relation to natural characteristics, views and vistas, site amenities, sunlight, prevailing winds, and pedestrian and vehicle needs. The building elevations shall be submitted at the time of construction permit review for review and approval by the City's Current Planning Project Manager.
13. The applicant shall create a Home Owners Association ("HOA") that maintains all improvements in the shared driveway tract, landscaping in the open space tract and any and all other common improvements. A draft of the HOA documents shall be submitted to, and approved by, the City of Renton Project Manager and the City Attorney prior to Final Plat recording. Such documents shall be recorded concurrently with the Final Plat.
14. The applicant shall be required to obtain a temporary construction easement for all work conducted outside of the applicant's property. The temporary construction easement shall be submitted to the City prior to any permits being issued.